

Mailing Address: 106 Montclair Rd.  
Mauldin, S.C., 29662

TITLE TO REAL ESTATE- Office of Eddie R. Harbin, Attorney at Law/ Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that SANDRA G. REYNOLDS and THE FIRST CITIZENS BANK & TRUST COMPANY OF SOUTH CAROLINA, by its duly authorized agent authorized by the company to execute and deliver deeds in accordance with the by-laws of said company, (First Citizens Bank and Trust Company of S. C. being the successor and assignee of First Piedmont Bank & Trust Company of Greenville, S. C.) in consideration of TWELVE THOUSAND ONE HUNDRED FORTY-ONE and 76/100 (\$12,141.76) ----- Dollars, and assumption of Mortgage indebtedness cited herein below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto GLENN A. SCOTT, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the southeastern side of Montclair Road, and being known and designated as Lot No. 40, Montclaire Subdivision, Section III, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Montclair Road, joint front corner of Lots 40 and 41 and running thence S. 60-42 E. 150 feet to an iron pin; thence S. 29-18 W. 90 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the common line of said Lots N. 60-42 W. 150 feet to an iron pin on Montclair Road; thence with said Montclair Road N. 29-18 E. 90 feet to an iron pin, the point of beginning. 799-(15)-290-1-78

SAID CONVEYANCE is made subject to any existing or recorded conditions, restrictions, easements or rights-of-way affecting said property.

THE GRANTEE herein assumes and agrees to pay the balance due on that Mortgage to Cameron-Brown Company dated December 1, 1969 in the original principal sum of \$22,975.00 recorded in the RMC Office for Greenville County, in Mortgage Book 1143, at Page 619. This Mortgage was assigned to First Federal Savings and Loan Association of Pittsburg on January 26, 1970, said assignment being recorded in Mortgage Book 1147, at Page 309, and has a current principal balance of Nineteen Thousand Nine Hundred Eight and 24/100 (\$19,908.24) Dollars. DERIVATION: This being the same property conveyed to David E. Reynolds and Sandra G. Reynolds by deed from Vern R. and Marguerite R. Voll, dated October 3, 1972, and recorded on October 12, 1972, in the RMC Office for Greenville County, South Carolina, in Deed Book 957, Page 516; the said David E. Reynolds died, testate, on January 6, 1979, with his will being admitted to probate in the Laurens County Judge of Probate's Office, certified copies thereof being filed in the Judge of Probate's Office for Greenville County, S.C., in Apt. 1573, at File 2; said Will devising subject property in trust to First Piedmont Bank & Trust Company of Greenville, S. C., as Trustee.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 12th day of February, 1980.

SIGNED, sealed and delivered in the presence of:

BY:

Eddie R. Harbin  
Eddie R. Harbin

Sandra B. Hawkins (SEAL)  
SANDRA B. HAWKINS, ASSISTANT TRUST OFFICER  
Sandra G. Reynolds (SEAL)  
SANDRA G. REYNOLDS

STATE OF SOUTH CAROLINA }  
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of February, 1980

Eddie R. Harbin (SEAL)  
Notary Public for South Carolina  
My commission expires 1/1/80

STATE OF SOUTH CAROLINA }  
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RENUNCIATION OF DOWER - NOT NECESSARY - WOMAN GRANTOR

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of

Notary Public for S  
My commission expi

RECORDED this

GREENVILLE COUNTY DOCUMENTARY TAX 13.75

21-129  
at 1:30 P.M.  
RECORDED FEB 12 1980

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